

150-12

Date sent: Thu, 14 Jun 2012 14:27:17 -0700 (PDT)
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Subject: Fw: Objection to variance proposed for space next to Bill's pizza,
755 Beacon Street

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Dear Land Use Committee Aldermen,

I sent this earlier to the Zoning and Planning Committee Aldermen, but was later informed your committee was considering the waiver in question.

I wish to express my strenuous objection to the proposed waiver of 11 required parking spaces for the restaurant proposed at 755 Beacon street, next to Bill's Pizza.

I have several objections to this proposal:

1) It is unnecessary.

There are plenty of private spaces behind that strip of buildings that could be rented by the developer. In particular the spaces behind Zoots and Cambridge Savings Bank are rarely full during the day and never occupied during the evening. Currently, any one who parks there after hours is towed, by a very aggressive towing service. This creates frequent noise disturbances, discourages business at the existing establishments, and forces patrons to park on Chesley Road. Every night there are 5-10 cars parked on Chesley road that could be parked in the

Cambridge Savings/Zoots lot. This proposal will only increase the traffic and parking demands on residential streets.

2) It is unfair. As I understand

it, few years back when Bill's expanded, their plans were restricted due to parking availability issues. If an existing long-term business serving the community was denied, why should an upstart with no track record be granted special permission.

3) It makes the existing

problems worse. The existing parking alley/area behind that entire strip of stores is a filthy smelly vermin infested eyesore. Another restaurant will only make the situation worse, unless a plan is put in place to make that space useful for patron parking and reduce the unsanitary conditions back there.

The building owners have lots of options for improving the space. But they will only do so if the "Free" alternative of getting a variance is off the table. The developers want a free ride around the law. I say they should have to buy the spaces they require. For example, someone could buy the land that JK Automotive occupies and turn it into parking for all the adjacent shops. I'm not sure what the market value of a parking space in Newton Center is but I'm guessing it could be worth \$50,000. Maybe the developer should contribute \$550,000 to a new Newton Center Parking Remediation Fund.

I have also subsequently learned about an additional 39 parking space variance being sought for the Terry O'Riely's pub on the corner of Union street and Langley road. This makes an already objectionable variance extremely objectionable. In this case there is no immediately adjacent space that could be put to use for parking. But that does not mean a "free" waiver should be granted. If the developers had to pay for the 39 parking spaces, it would cost them \$1,950,000, by my calculation. That would be a nice additional contribution to a new Newton Center Parking Remediation Fund.

Thank you for your consideration,

Caleb Tower
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